

CHICOPEE ZONING BOARD OF APPEALS AGENDA

**Wednesday, January 13, 2021
and
Thursday, January 21, 2021**

The Zoning Board of Appeals of the City of Chicopee public hearings; Wednesday, January 13 and Thursday, January 21, 2021, 6:30 PM via video conference (Zoom)

ITEM 1: VARIANCE from Chapter 275-52 rear yard accessory building setback from 3' to 2.6' for Lot #1 (Maplewood Ave.) and from 3' to 2.5' for Lot # 2 (418 Chicopee St.). Side yard setback for accessory building from 3' to 3'+/- for Lot #1 (Maplewood Ave.) and from 3' to 2.2' for Lot #2 (418 Chicopee St.) for the purpose of subdividing 418 Chicopee St. into two lots. Applicant: Roseann Bonatakis, 21 Meadow Lane, Southwick, MA 01077

ITEM 2: VARIANCE from Chapter 275-58 Side yard setback from 15' to 6'. Chapter 275-40 C (8)(a)&(b) pavement setbacks from (a) setback from residentially zoned land from 10' to 1' and (b) setback from street lot line from 8' to 0'. Chapter 275-40 C (15) parking space setback from building from 8' to 0' and drive access aisle setback from a building from 5' to 0'. Purpose: to allow for construction of Office/Storage building. Location: 1230 Montgomery St., Chicopee, MA. Applicant: DJR Holdings, LLC – Donald J. Ruel, 72 Parenteau Ct., Chicopee, MA 01020

ITEM 3: VARIANCE from Chapter 275-53 frontage from 75' to 50' and 55' and area from 7,500 SF to 5,486 SF and 5,014 SF to create two new single-family building lots fronting Harding St. from property at 287 Chicopee St. Applicant: John L. Vieau, 287 Chicopee St., Chicopee, MA 01013

ITEM 4: Discussion Old/New Business

ITEM 5: Minutes from October 14 and 22 and November 10, 2020

ITEM 6: Adjournment – Next Meeting February 10, 2021



Zoning Board of Appeals Opening Meeting Statement:

In order to ensure and satisfy CDC social distancing guidelines during the Covid-19 Pandemic and pursuant to Governor Baker's March 23, 2020 Order as amended, the City of Chicopee is providing public notice that it will conduct a public hearing utilizing remote collaboration technology in accordance with Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. C. 30A, 18.

Copies of application materials may be requested by phone (413-594-1515) or by emailing Jim Dawson at jdawson@chicopeema.gov.

To view the public hearings please tune to Spectrum Community Access Channel 191 or the ChicopeeTV website at [Facebook.com/ChicopeeTV](https://www.facebook.com/ChicopeeTV) and/or <https://vimeo.com/chicopeetv>

Public comments will be received during two timeframes. The first public comment period took place prior to the opening of the public hearing on January 13, 2021. The second public comment period took place following the January 13, 2021 hearing and remained open until January 21, 2021.

To provide public comments in writing please mail to the Chicopee Planning Board, 4th Floor, City Hall Annex, 274 Front St., Chicopee, MA 01013. By email to Jim Dawson at jdawson@chicopeema.gov. or by calling 413-594-1517. All public comments received will be provided to all Board Members and discussed at either of the above listed meeting dates. All commenting individuals shall state their name, address and company/organizational affiliation in addition to the item(s) that the comments pertain to. Comments received up to the hearing on January 13, 2021 were be put into the record during that public hearing. Comments received after the January 13, 2021 hearing will be put into the record for the continued date of the hearing, January 21, 2021

Information: Chicopee Planning 413-594-1515